

Revised Development Plan - Ausa
Sanction under section 31 of the
Maharashtra Regional & Town
Planning Act, 1966.

Notification

Government of Maharashtra

Urban Development Department

Mantralaya, Mumbai-400 032

Dated: 20th July, 2006.

Maharashtra Regional and Town Planning Act, 1966.

No.TPS-3706/413/CR-95(B)/2006/UD-30: Whereas the Ausa Municipal Council (hereinafter referred to as the "said Municipal Council") being the planning Authority for the area within its jurisdiction has submitted to the State Government under sub section (1) of section 30 of the of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") the Revised Draft Development Plan of Ausa for old Municipal Limit and new development plan for additional area included in its jurisdiction (hereinafter referred to as "the said Draft Plan") ;

And whereas, in exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No.TPS-3703/547/CR-94(A)/2003/UD-30 dated 23rd August, 2004 has extended the period for sanctioning the Draft Development Plan of Ausa for a period upto and inclusive of 23rd August, 2004.

And whereas, in accordance with Sub-Section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") the Government of Maharashtra has sanctioned the part of the Revised Draft Development Plan of Ausa for old Municipal Limit and new Development Plan for the additional area included in its jurisdiction excluding certain parts shown bounded Pink on the plan vide Government Notification, Urban Development Department No.TPS-3703/547/CR-94(B)/2003/UD-30 dated 23rd August, 2004 published in the Maharashtra Government Gazette, Part I, Aurangabad Divisional Supplement dated 28th October, 2004 at page Nos. 1946-1949 ;

And whereas the Government of Maharashtra vide Urban Development Department's Notice No.TPS-3703/547/CR-94(C)/2003/UD-30 dated 23rd August, 2004 published in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated 28th October, 2004 at page Nos. 1950 to 1958 and addendum of even number dated 14th January, 2005 and announced its intention to make excluded part of the draft Development Plan of Ausa (hereinafter referred to as "the said Excluded Parts") along with a plan showing therein the modification proposed by Government inviting objections from public as provided in second proviso to sub section (1) of section 31 of the said Act ;

And whereas in accordance with sub-section (2) of section 31 of the said Act, Government had appointed an Officer to hear person or persons who submit objections or suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as the said Officer) vide, Urban Development Department's Notification No.TPS-3703/547/CR-94(C)/2003/UD-30,

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dated 23rd August, 2004 appeared in the Maharashtra Government Gazette, Aurangabad Divisional Supplement dated 28th October, 2004 At page No.1950 to 1953 ;

And whereas, the said officer, after considering the suggestions/objections received from the public, submitted his report to Government on 27th January, 2006 ;

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act, the State Government after considering the report of the said officer and after consulting the Director of Town Planning, Maharashtra State Pune finds it expedient to sanction the said Excluded Parts of Development Plan of AUSA pending sanction to the Excluded Parts EP-1, EP-2 & EP-3 respectively as specified in the Schedule annexed hereto ;

And whereas, in exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No.TPS-3706/413/CR-95(A)/2006/UD-30, dated 20th July, 2006 has extended the period for sanctioning the Draft Development Plan of AUSA for a period upto and inclusive of the dt. 20th July, 2006 ;

Now therefore in exercise of the powers conferred by sub section (1) of section 31 of the said Act, and of all other powers enabling it in that behalf the Government of Maharashtra hereby -

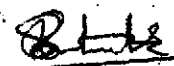
1) sanctions the Draft Development Plan of the said Excluded Parts of AUSA as specified in the Schedule appended to this Notification, (pending sanction to the Excluded parts Viz EP-1 EP-2 & EP-3 respectively) which shall be the final Development Plan for the said excluded part of AUSA (R+AA)

2) fixes 15th September, 2006 to be the date on which the final Development Plan of the said Excluded AUSA Parts of shall come into force.

Note :- Copies of plan of final Development Plan of the said Excluded Parts of AUSA as modified and sanctioned by the State Government with the modifications shown on the plan in Orange colour have been kept open for inspection by the public during working hours for a period of one year at the office of-

The Chief Officer, AUSA Municipal Council, Dist. Latur

By order and in the name of Governor of Maharashtra.



(Shivaji Patankar)

Under Secretary to Government

SCHEDULE OF MODIFICATION OF SUBSTANTIAL NATURE

Development Plan, Ausa (Revised + Additional Area)

Accompaniment to the Notification No. TPS-3706/413CR-95(B)/2006/UD-30

Dated 20th July of 2006

Part II

Sr. No.	Excluded part No.	Site No./ Location	Proposal as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act 1966	Proposal as per plan submitted to the State Government for sanction u/s 30 of the Maharashtra Regional and Town Planning Act 1966	Modification of substantial nature as proposed by the State Government u/s 31 of the Maharashtra Regional and Town Planning Act 1966	Modification of substantial nature as sanctioned by the State Government u/s 31 of the Maharashtra Regional and Town Planning Act 1966
1	2	3	4	5	6	7
1	EP - 1	Site No. 46	Extension to APMC The Appropriate Authority for this Site will be "The Municipal Council, Ausa"	Extension to APMC The Appropriate Authority for this Site will be "The Municipal Council, Ausa"	The Appropriate Authority for this Site No. 46 "Extension to APMC" is proposed to be changed from "The Municipal Council, Ausa" To "APMC, Ausa"	The Appropriate Authority for Site No. 46 "Extension to APMC" is changed from "The Municipal Council, Ausa" To "APMC, Ausa"
2	EP - 2	Site No. 18	Telephone Exchange	The designation of Site No. 18 "Telephone Exchange" is changed as "Municipal Purpose"	Site No. 18 "Telephone Exchange" is proposed to be deleted and land to be released is proposed to be re-designated as "Parking" Appropriate Authority for this Site will be Ausa Municipal Council.	Site No. 18 "Telephone Exchange" is deleted and land to be released is re-designated as "Parking" Appropriate Authority for this Site will be Ausa Municipal Council.
3	EP - 3	Site No. 62	Extension to School	The designation of Site No. 62 "Extension to School" is changed as "Municipal Purpose."	Site No. 62 "Extension to School" is proposed to be deleted and land so released is proposed to be re-designated as "Shopping Centre"	Site No. 62 "Extension to School" is deleted and land so released is re-designated as "Shopping Centre"

4	EP-4	Site No. 39	Shopping Centre	Shopping Centre	Site No.6 Shopping Centre is proposed to be deleted and land so released is proposed to be included in Residential Zone	Site No.6 Shopping Centre is deleted and land so released is included in Residential Zone
5	EP-5	Site No. 49	Garden	Garden	Site No.49, "Garden" is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	Site No.49, "Garden" is deleted and land so released is included in Residential Zone as shown on plan.
6	EP-6	Site No. 41	Town Sub Centre	Town Sub Centre	The Southern portion of Site No.41 "Town Sub Centre" (Area about 0.50 Ha.) is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	The Southern portion of Site No.41 "Town Sub Centre" (Area about 0.50 Ha.) is deleted and land so released is included in Residential Zone as shown on plan.
7	EP-7	Site No. 40	Shopping Centre and Vegetable Market	Shopping Centre and Vegetable Market	The Northern portion of Site No.40 "Shopping Centre and Vegetable Market" (Area about 0.13 Ha.) is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	The Northern portion of Site No.40 "Shopping Centre and Vegetable Market" (Area about 0.13 Ha.) is deleted and land so released is included in Residential Zone as shown on plan.
8	EP-8	Site No. 21 Survey No. 87	Police Station Residential Zone	Police Station Residential Zone	a) The Southern portion of Site No.21 "Police Station" is proposed to be deleted and land so released is proposed to be included in Residential Zone. The area	a) The Southern portion of Site No.21 "Police Station" is deleted and land so released is included in Residential Zone. The area

9	EP-9	Site No.25 Existing Tank	Garden Tank	Existing	Garden Existing Tank	<p>of the remaining Site No.21 will be 0.42 Ha. b) The 12.00 mt. wide Development Plan road is proposed adjacent to the southern boundary of rearranged Site No.21 as shown on plan. c) The 12.00 mt. wide road towards the southern side of existing School in Survey No.87 is proposed to be extended towards western side upto North-South Ormbadga road as shown on plan.</p> <p>Site No.25 "Garden" and the area of adjacent existing Tank are proposed to be amalgamated and is proposed to be re-designated as "Beautification of Tank and Garden" as shown on plan.</p>
10	EP-10	Site No.30 Existing Tank	Garden Tank	Existing	Garden Existing Tank	<p>area of the remaining Site No.21 will be 0.42 Ha. b) The 12.00 mt. wide Development Plan road is proposed adjacent to the southern boundary of rearranged Site No.21 as shown on plan. c) The 12.00 mt. wide road towards the southern side of existing School in Survey No.87 is proposed to be extended towards western side upto North-South Ormbadga road as shown on plan.</p> <p>Site No.25 "Garden" and the area of adjacent existing Tank are amalgamated and are re-designated as "Beautification of Tank and Garden" as shown on plan.</p> <p>Site No.30 "Garden" and the area of adjacent existing Tank are proposed to be amalgamated and is proposed to be re-designated as "Beautification of Tank and Garden" as shown on plan.</p>

11	EP-11	Site No.50 Existing Tank 9.00 mt. wide Developme nt Plan road	Park Existing Tank 9.00 mt wide Development	Park Existing Tank 9.00 mt wide Development	<p>a) Site No.50 "Park" (Part), the area of adjacent existing Tank and part area of 9.00 mt wide Development Plan roads are proposed to be amalgamated and proposed to be re-designated as "Beautification of Tank and Garden" as shown on plan. b) Remaining area of Site No.50 "Park" is proposed to be deleted and land so released is proposed to be re-designated as "Parking" as a new Site No.50-A. Appropriate Authority for this site will be "Municipal Council, AUSA".</p>	<p>a) Site No.50 "Park" (Part), the area of adjacent existing Tank and part area of 9.00 mt wide Development Plan roads are proposed to be amalgamated and re-designated as "Beautification of Tank and Garden" as shown on plan. b) Remaining area of Site No.50 "Park" is deleted and land so released is re-designated as "Parking" as a new Site No.50-A. Appropriate Authority for this site will be "Municipal Council, AUSA".</p>
12	EP-12	9.00 mt. wide Development Plan Road 15 mt wide Development Plan Road 12.00 mt. wide Development	9.00 mt Development Road mt wide Development Road mt Development Road	9.00 mt. wide Development Plan Road 15 mt. wide Development Plan Road 12.00 mt wide Development Plan Road	<p>a) The 9.00 mt. wide Development Plan Road towards Northern side of Khadi Gramnodyog Premises is proposed to be widened to 15.00 mt. as shown on plan. b) The alignment of 15.00 mt wide North-South Development Plan road from the eastern side of Survey No.400 upto the Temple near Survey No.399 is proposed to be</p>	<p>a) The 9.00 mt. wide Development Plan Road towards Northern side of Khadi Gramnodyog Premises is widened to 15.00 mt as shown on plan. b) The alignment of 15.00 mt wide North-South Development Plan road from the eastern side of Survey No.400 upto the Temple near</p>

13	EP-13	Existing Road	Existing Road from A.P.M.C. upto Oumarga-Latur State-Highway	changed as shown on plan. c) The 12.00 mt wide North-South Development Plan road passing near Survey No. 363 upto the Crimination Ground near survey No. 357 is proposed to be widened to 15.00 mt. as shown on plan.	Survey No. 369 is changed as shown on plan. c) The 12.00 mt. wide North-South Development Plan road passing near Survey No. 363 upto the Crimination Ground near survey No. 357 is widened to 15.00 mt. as shown on plan.
14	EP-14	Site No. 66	Municipal purpose	Site No. 66 "Municipal Purpose" is proposed to be deleted and land so released is proposed to be re-designated as "Dispensary".	Site No. 65 "Municipal Purpose" is deleted and land so released is re-designated as "Dispensary".
15	EP-15	Site No. 70	Municipal Dispensary	Site No. 70 "Municipal Dispensary" is proposed to be deleted and land so released is proposed to be re-designated as "Parking".	Site No. 70 "Municipal Dispensary" is deleted and land so released is re-designated as "Parking".
16	EP-16	Site No. 26	Tree Plantation	Site No. 26 "Tree Plantation" is proposed to be deleted and land so	Site No. 26 "Tree Plantation" is deleted and land so released

17	EP-17	Existing Vegetable Market near Site No 56	Existing Vegetable Market near Site No 56 "Parking"	Existing Vegetable Market near Site No 56 "Parking" is proposed to be reserved for "Vegetable Market and Shopping Centre" as a new Site No.56-A.	The Existing Vegetable Market near Site No.56 "Parking" is proposed to be reserved for "Vegetable Market and Shopping Centre" as a new Site No.56-A.	The Existing Vegetable Market near Site No.56 "Parking" is re-designated as "Garden". The Existing Vegetable Market near Site No.56 "Parking" is reserved for "Vegetable Market and Shopping Centre" as a new Site No.56-A.
18	EP-18	Strip of Land towards Northern side boundaries of Site No.32 & 33	Residential Zone.	Residential Zone.	The 12.00 mt. wide Development Plan Road is to be proposed on the strip of Land in Residential Zone towards Northern side boundaries of Site No.32 & 33 as shown on Plan.	The 12.00 mt. wide Development Plan Road is to be proposed on the strip of Land in Residential Zone towards Northern side boundaries of Site No.32 & 33 as shown on Plan.
19	EP-19	Site No.20	Play Ground	Area admeasuring about 0.40 ha. From Southern side of Site No.20 "Play Ground" is deleted and re-designated as "Telephonic Department".	Southern portion of Site No.20 "Play Ground" admeasuring 0.40 Ha. is proposed to be deleted and land so released is proposed to be re-designated as "Telephonic Department" as a new Site No.20-A. The Appropriate Authority for this site will be "Telephonic Department".	Southern portion of Site No.20 "Play Ground" admeasuring 0.40 Ha. is deleted and land so released is re-designated as "Telephonic Department" as a new Site No.20-A. The Appropriate Authority for this site will be "Telephonic Department".
20	EP-20	Site No. 12	Housing Disboused for	Site No.12 "Housing for Disboused" is deleted and land so released is included in Residential Zone.	Site No.12 "Housing for Disboused" is proposed to be deleted and land so released is proposed to be	Site No.12 "Housing for Disboused" is deleted and land so released is proposed to be

21	EP-21	Site No.13	Extension to High School	Site No.13 "Extension to High School" is deleted and land so released is included in Residential Zone.	included in Residential Zone. Site No.13 "Extension to High School" is proposed to be deleted and land so released is proposed to be included in Residential Zone.	released is included in Residential Zone. Site No.13 "Extension to High School" is deleted and land so released is included in Residential Zone.
22	EP-22	Site No.71	Vegetable Market and Weekly Market	Area admeasuring 0.46 Ha. From Northern of Site No.71 "Vegetable Market and Weekly Market" is deleted and land so released is included in Residential Zone.	Area admeasuring 0.46 Ha. From Northern of Site No.71 "Vegetable Market and Weekly Market" is proposed to be deleted and land so released is included in Residential Zone.	Area admeasuring 0.46 Ha. From Northern of Site No.71 "Vegetable Market and Weekly Market" is deleted and land so released is included in Residential Zone.

Proposed Modifications to Development Control Rules

23	EP-23			Following new rule is proposed to be added as Rule No.19.3.2 after Rule No.19.3.1 Rule No.19.3.2 : where the permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for FSI as per the requirement of Department of Tele communication or the companies authorised on that behalf but not exceeding 20 sq.m in any case. However, if the permissible built up area is not consumed, such benefit of treating it free of FSI shall not be operated.	Following new rule is added as Rule No.19.3.2 after Rule No.19.3.1 Rule No.19.3.2 : where the permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for FSI as per the requirement of Department of Tele communication or the companies authorised on that behalf but not exceeding 20 sq.m in any case. However, if the permissible built up area is not consumed, such benefit of treating it free of FSI shall not be operated.
24	EP-24			After Rule No. G.4.1.Following new rule G.4.2 is proposed to be added. Rule No. G.4.2: Land under Industrial Zone adjoining to Residential Zone shall be deemed to be included in Residential Zone.	After Rule No. G.4.1 Following new rule G.4.2 is added. Rule No. G.4.2: Land under Industrial Zone adjoining to Residential Zone shall be deemed to be included in Residential Zone.

25	EP-25	<p>after closure/shifting of the existing Industry/Industries in the land in Industrial Zone.</p> <p>Following new rule is proposed to be added as Rule No. 29 after Rule No.28.</p> <p>Rule No.29:- Special and Miscellaneous provisions: Special provision for installation of Water heating system :- For installation of Water heating system, Solar Water Heating system should be made in building for hospitals, Hostels, Guest houses, Police Man / Army Barracks, Canteens, Laboratories and Research Institutions, Hostels of School and Colleges and other institutions etc. As per provision mentioned in Appendix -N (Enclosed herewith.)</p>	<p>after closure/shifting of the existing Industry/Industries in the land in Industrial Zone.</p> <p>Following new rule is added as Rule No. 29 after Rule No.28.</p> <p>Rule No.29:- Special and Miscellaneous provisions: Special provision for installation of Water heating system :- For installation of Water heating system, Solar Water Heating system should be made in building for hospitals, Hostels, Guest houses, Police Man / Army Barracks, Canteens, Laboratories and Research Institutions, Hostels of School and Colleges and other institutions etc. As per provision mentioned in Appendix -N (Enclosed herewith.)</p>
26	EP-26	<p>Following new user shall be allowed to be permitted in layout open space under Rule No.19.2 "Creche" (a nursery for infants)</p>	<p>Following new user shall be allowed to be permitted in layout open space under Rule No.19.2</p>
27	EP-27	<p>Following new sub Rules is proposed to be included in Appendix G (users permitted in green zone) after sub rule G-6.1.3 new sub rule no.G-6.1.9 : LP Gas Godowns would be permissible in green zone subject to following conditions : Area of plot shall not be less than 2000 sq.mt. The maximum permissible FAR shall be 0.20 on this plot. Only ground floor structure would be permissible. It is necessary to obtained "No Objection Certificate" from controller of explosives and Chief Fire Officer Condition(s) as specified by Chief Officer from Municipal Council would be fulfilled.</p>	<p>"Creche" (a nursery for infants)</p> <p>Following new sub Rules is included in Appendix-G (users permitted in green zone) after sub rule G-6.1.8</p> <p>New Sub Rule No. G-6.1.9 : LP Gas Godowns would be permissible in green zone subject to following conditions : Area of plot shall not be less than 2000 sq.mt. The maximum permissible FAR shall be 0.20 on this plot. Only ground floor structure would be permissible. It is necessary to obtained "No Objection Certificate" from controller of explosives and Chief Fire Officer Condition(s) as specified by Chief Officer from Municipal Council would be fulfilled.</p>
28	EP-28	<p>Sub Rule No. 20.3.2 is proposed to be</p>	<p>Sub Rule No. 20.3.2 is amended as follows :</p>

29	EP-29	<p>amended as follows : Amended Sub Rule No. 20.3.2 b : The plinth area of Mercantile / Commercial building shall not be more than 1/3rd of the plot area and the height of the building shall be ground + 2 floors, or still +3 floors</p> <p>Following new sub Rules No.20.3.2 C is proposed to be included after sub rule 20.3.2.B</p> <p>New Sub Rule No.20.3.2.C : The Maximum permissible FSI for Mercantile / Commercial building shall be 1.00.</p> <p>Following new sub Rules No.20.3.3 a is proposed to be included after sub rule no. 20.3.3</p> <p>New Sub Rule No.20.3.3.a : for any of the above type of buildings built-up area on all floor shall not exceed the net plot area.</p>	<p>Amended Sub Rule No. 20.3.2 b : The plinth area of Mercantile / Commercial building shall not be more than 1/3rd of the plot area and the height of the building shall be ground + 2 floors, or still +3 floors</p> <p>Following new sub Rules No.20.3.2 C is included after sub rule 20.3.2.B</p> <p>New Sub Rule No.20.3.2.C : The Maximum permissible FSI for Mercantile / Commercial building shall be 1.00.</p> <p>Following new sub Rules No.20.3.3 a is included after sub rule no. 20.3.3</p> <p>New Sub Rule No.20.3.3.a : for any of the above type of buildings built-up area on all floor shall not exceed the net plot area.</p>
30	EP-30	<p>Following New Rule No.5.1 (e) (xii) is proposed to be included after Rule 5.1 (e) (xi)</p> <p>New Rule No. 5.1 (e) (xii) : give particulars of the parking provided & required under Regulation No.21.</p> <p>Rule No.9.4 is proposed to be deleted</p> <p>After Rule No.6.7.1 of Bye-law No.20.1 of Bye-laws of D. C. Rules, following new Rule is proposed to be added</p> <p>New Rule No.6-8.1 : The land of Government / Public Institutions which are included in Public Semi Public Zone, Commercial use shall be allowed subject to following conditions : Maximum 15% of the existing built-up area may be allowed for the commercial purpose. Commercial use shall be permitted along the Road side. Separate access shall be required for both the uses (Public Semi Public use and</p>	<p>Following New Rule No.5.1 (e) (xii) is included after Rule 5.1(a) (xi)</p> <p>New Rule No. 5.1 (e) (xii) : give particulars of the parking provided & required under Regulation No.21.</p> <p>Rule No.9.4 is proposed to be deleted</p> <p>After Rule No.6.7.1 of Bye-law No.20.1 of Bye-laws of D. C. Rules, following new Rule is added</p> <p>New Rule No.6-8.1 : The land of Government / Semi Government / Public Institutions which are included in Public Semi Public Zone, Commercial use shall be allowed subject to following conditions : Maximum 15% of the existing built-up area may be allowed for the commercial purpose. Commercial use shall be permitted along the Road side. Separate access shall be required for both the uses (Public Semi Public use and</p>
31	EP-31		
32	EP-32		
33	EP-33		

34	EP-34	<p>Commercial use) Basement shall not be permitted. Opening on Rear side facing towards remaining premises shall not be allowed. (closed by dead-wall)</p> <p>Following note is proposed to be added after Appendix-G-5</p> <p>Note :- The lands in industrial zone as mentioned in G-4 & G-5 above are allowed to develop for residential user if the owner is so desire, the Chief Officer should be independently entertained development permission for residential use subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary / zone, to be left within the land to be converted to residential use.</p> <p>The New Rule No.G-9 is proposed to be added after Rule No.8 Regarding regulations for development of Town Sub Centre reservations are proposed to be included as follows:</p> <p>The following user shall be permitted individually or in group in this reservation as per the list given namely ; shopping Centre, cultural hall library, dispensary maternity home, parking, garden, gymnasium, museum, open space, swimming pool etc. The benefit of Accommodation Reservation shall be available for this reservation subject to following conditions. Minimum 15 percent of the total area of land shall be reserved as amenity open space and shall be handed over by Land Owner/Developer to the Municipal Council, AUSA free of cost. The Municipal Council shall develop necessary amenities as and when required. Minimum 25 percent of</p>	<p>Commercial use) Basement shall not be permitted. Opening on Rear side facing towards remaining premises shall not be allowed. (closed by dead-wall)</p> <p>Following note is added after Appendix-G-5</p> <p>Note :- The lands in industrial zone as mentioned in G-4 & G-5 above are allowed to develop for residential user if the owner is so desire, the Chief Officer should be independently entertained development permission for residential use subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary / zone, to be left within the land to be converted to residential use.</p> <p>The New Rule No.G-9 is added after Rule No.8, Regarding regulations for development of Town Sub Centre reservations are proposed to be included as follows.</p> <p>The following user shall be permitted individually or in group in this reservation as per the list given namely ; shopping Centre, cultural hall library, dispensary maternity home, parking, garden, gymnasium, museum, open space, swimming pool etc. The benefit of Accommodation Reservation shall be available for this reservation subject to following conditions. Minimum 15 percent of the total area of land shall be reserved as amenity open space and shall be handed over by Land Owner/Developer to the Municipal Council, AUSA free of cost. The Municipal Council shall develop necessary amenities as and when required. Minimum 25 percent of</p>
35	EP-35	<p>Commercial use) Basement shall not be permitted. Opening on Rear side facing towards remaining premises shall not be allowed. (closed by dead-wall)</p> <p>Following note is proposed to be added after Appendix-G-5</p> <p>Note :- The lands in industrial zone as mentioned in G-4 & G-5 above are allowed to develop for residential user if the owner is so desire, the chief officer should be independently entertained development permission for residential use subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary / zone, to be left within the land to be converted to residential use.</p> <p>The New Rule No.G-9 is proposed to be added after Rule No.8 Regarding regulations for development of Town Sub Centre reservations are proposed to be included as follows:</p> <p>The following user shall be permitted individually or in group in this reservation as per the list given namely ; shopping Centre, cultural hall library, dispensary, maternity home, parking, garden, gymnasium, museum, open space, swimming pool etc. The benefit of Accommodation Reservation shall be available for this reservation subject to following conditions. Minimum 15 percent of the total area of land shall be reserved as amenity open space and shall be handed over by Land Owner/Developer to the Municipal Council, AUSA free of cost.</p>	<p>Commercial use) Basement shall not be permitted. Opening on Rear side facing towards remaining premises shall not be allowed. (closed by dead-wall)</p> <p>Following note is proposed to be added after Appendix-G-5</p> <p>Note :- The lands in industrial zone as mentioned in G-4 & G-5 above are allowed to develop for residential user if the owner is so desire, the chief officer should be independently entertained development permission for residential use subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary / zone, to be left within the land to be converted to residential use.</p> <p>The New Rule No.G-9 is proposed to be added after Rule No.8 Regarding regulations for development of Town Sub Centre reservations are proposed to be included as follows:</p> <p>The following user shall be permitted individually or in group in this reservation as per the list given namely ; shopping Centre, cultural hall library, dispensary, maternity home, parking, garden, gymnasium, museum, open space, swimming pool etc. The benefit of Accommodation Reservation shall be available for this reservation subject to following conditions. Minimum 15 percent of the total area of land shall be reserved as amenity open space and shall be handed over by Land Owner/Developer to the Municipal Council, AUSA free of cost.</p>

36	EP-36	<p>The Municipal Council shall develop necessary amenities as and when required. Minimum 25 percent of the total area of land shall be used for the users as per list given in (1) The remaining 60 percent of the total land shall be used as shopping on ground floor and office/residential user on upper floors with adequate parking facility. Permissible Built Up Area Total permissible built up area shall not exceed 1/3rd of the plot area. Distance between any two buildings : The distance between any two buildings shall not be less than 4.50 mt. Internal Layout Roads Minimum width of the layout internal roads shall be 12.00 mt</p>	<p>the total area of land shall be used for the users as per list given in (1) The remaining 60 percent of the total land shall be used as shopping on ground floor and office/residential user on upper floors with a adequate parking facility. Permissible Built Up Area Total permissible built up area shall not be exceed 1/3rd of the plot area. Distance between any two buildings : The distance between any two buildings shall not be less than 4.50 mt. Internal Layout Roads Minimum width of the layout internal roads shall be 12.00 mt</p>
37	EP-37	<p>Following New Rule No 9 is proposed to be included after Rule No. 8 as per "Appendix C" regarding Model building bye-laws to provide facilities for physically handicapped persons after "Appendix-N" in the Standardised Development Control Rules and Building Bye-Laws applicable to "B" and "C" class Municipal.</p> <p>The New Rule No.G-10 is proposed to be added after Rule No G-9 regarding commercial use of lands in possession of the Maharashtra State Road Transport Corporation (MSRTC) New Rule No.G-10 notwithstanding anything to the contrary in these regulations or the Development Plan/Planning proposals shall be allowed for commercial use to the extent of 50 percent of the admissible FSI subject, however to the general restrictions otherwise applicable to such development and also in accordance</p>	<p>Following New Rule No.9 is included after Rule No. 8 as per "Appendix C" regarding Model building bye-laws to provide facilities for physically handicapped persons after "Appendix-N" in the Standardised Development Control Rules and Building Bye-Laws applicable to "B" and "C" class Municipal.</p> <p>The New Rule No.G-10 is added after Rule No G-9 regarding commercial use of lands in possession of the Maharashtra State Road Transport Corporation (MSRTC) New Rule No.G-10 notwithstanding anything to the contrary in these regulations or the Development Plan/Planning proposals shall be allowed to be developed for commercial use to the extent of 50 percent of the admissible FSI subject, however to the general restrictions otherwise applicable to such development and also in accordance</p>

All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.

The roof loading adopted in the design of such building should be at least 50 kg. per sq.mt. for the installation of solar water heating system.

Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the South facing vertical wall of the building. The best inclination of the Collector for regular place. The Collectors should be facing South. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the South). Even if the Collectors are built in the South facing vertical wall of the building the out put from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector.

All the new buildings to be constructed shall have as installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.

The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospital, hotels and other functional buildings are given below

Sr.No.	Types of Buildings	Per capita capacity recommended Liters per day
1.	Hospitals	100
2.	Hotels	150
3.	Hostels and other such buildings	25
4.	Canteen	As required
5.	Laboratory & Research Institutions	As required

An open area of 3 sq.mt. would be required for installation of a Collector, which supply about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.

The specification for the solar water heating system laid down by the Ministry of Non-conventional Energy Sources can be allowed. Flat plate Collector confirming to is No. 12933 shall be used in all such solar water heating systems.

APPENDIX O

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

1 SHORT TITLE EXTENT & COMMENCEMENT

- 1 These bye-laws shall be annexed to the Kandhar Municipal Bye-laws.
- 2 They shall be extent to a whole Municipality of Kandhar
- 3 They shall come into force from 15 th September, 2006.

2. DEFINITIONS :

- 2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or insecurity individuals using braces or crutches, amputees, arbritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

3. SCOPE

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

- 4.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
- b) The width of parking bay shall be minimum 3.6 meter.
- c) The information starting that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows :

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with non-material to enter the building. Minimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exist/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- d) Hand falls shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

The minimum size shall be 1500 mm x 1750 mm

Minimum clear opening of the door shall be 900 mm and the door shall swing out.
Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
The W.C. seat shall be 500 mm from the floor.

- 5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them
- 5.7 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

Annexure I Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in fritter should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.
